

**INTERLOCAL AMENDMENT  
BETWEEN ROUND ROCK INDEPENDENT SCHOOL DISTRICT  
AND THE  
CITY OF AUSTIN**

**ZONING AND PLATTING COMMISSION DATE:** October 20, 2009

**COUNCIL HEARING DATE:** October 22, 2009

**PROJECT NAME:** Westwood High School

**ADDRESS:** 12400 Mellow Meadow Drive

**SITE AREA:** 27.5 acres

**CASE MANAGER:** Nikki Hoelter Phone: 974-2863  
[Nikki.hoelter@ci.austin.tx.us](mailto:Nikki.hoelter@ci.austin.tx.us)

**AMENDMENT REQUEST:**

Request approval of an amendment to the Land Development Agreement between the City and Round Rock Independent School District to limit building coverage for development of Westwood High School, to 50% of the gross site area.

**SUMMARY COMMENTS ON AMENDMENT:**

On December 31, 2008, the site known as Westwood High School, located at 12400 Mellow Meadow drive, was annexed into the City of Austin's Full Purpose jurisdiction and given a zoning classification of interim- rural residential (I-RR). Typically when property is annexed into the City of Austin, interim zoning is attached to that site.

Prior to annexation, a site plan for Westwood High School (SP-2008-0305CX) was approved on November 20, 2008; however at the time of approval, there were no specified site development regulations, such as building coverage limit, impervious cover, or height, because the site was located outside of the full purpose jurisdiction without zoning regulations. Under a site plan revision, the Round Rock Independent School District proposed improvements to add a gymnasium, classroom additions, a cooling plant, new driveway alignment and associated site improvements.

The Land Development Agreement between the City and Round Rock Independent School District does not address building coverage, therefore the permitted building coverage defaults to the requirements of the I-RR zoning category, which is 20%.

The current revision under review proposes 23.4% building coverage for the gross site. Both staff and the school district have collaborated on several solutions, but determined that a site specific amendment to the existing agreement would be the best option. The proposed



amendment to the development agreement will remedy the situation by allowing a 50% building coverage for the gross site area of the main school campus. The 50% limit is based on the allowable amount under the LO, Limited Office zoning district for building coverage.

Impervious cover is not affected by the recent annexation under the I-RR zoning designations. A section in the current interlocal agreement addresses sites established prior to May 18, 1986, which states “ the impervious cover limits established by the applicable watershed ordinance in effect on May 18, 1986 shall apply if less restrictive than the limits of this section.” In 1986, this site did not have watershed impervious cover limits; therefore there is no limitation to impervious cover.

The Land Development Agreement between the City and Round Rock Independent School District has not been amended since it was adopted in 1994. City Staff plans to work on an amendment to the entire agreement to address recurring issues with zoning and development regulations in the near future.

**PROPOSED DEVELOPMENT:**

The school district proposes with the revision to the site plan to construct a 25,000 square foot gymnasium, an 11,500 square foot classroom building addition, a cooling plant, a realigned driveway, water and wastewater utilities, and associated improvements. The addition of the new buildings places the building coverage over the 20% which is allowed under the RR zoning district.

Existing improvements on the main campus site include an athletic stadium, high school building, surface parking and portable buildings.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends the approval of the amendment to permit a building coverage limit of 50%. The site plan revision for the Westwood High School site will comply with all Land Development Code regulations, after the amendment is approved.



**FIRST AMENDMENT TO THE SCHOOL DISTRICT LAND  
DEVELOPMENT STANDARDS AGREEMENT  
BETWEEN THE CITY OF AUSTIN AND  
THE ROUND ROCK INDEPENDENT SCHOOL DISTRICT**

<b>STATE OF TEXAS</b>	<b>&amp;</b>	
	<b>&amp;</b>	<b>KNOW ALL</b>
<b>COUNTY OF TRAVIS</b>	<b>&amp;</b>	<b>BY THESE PRESENTS:</b>

This First Amendment to the School District Land Development Standards Agreement ("First Amendment") is made and entered into by and between the City of Austin, Texas, a home-rule city and municipal corporation in Travis County, Texas ("City"), and the Round Rock Independent School District ("School District") under the provisions of the Local Government Code, Section 212.902.

**RECITALS**

**WHEREAS**, the City and the School District executed the School District Land Development Standards Agreement ("Original Agreement") on September 12, 1994, in accordance with Section 212.902 of the Texas Local Government Code; and

**WHEREAS**, the Agreement provides that it may be amended if the amendment is approved and signed by both parties; and

**WHEREAS**, the City and the School District desire to further amend the Agreement.

**NOW, THEREFORE**, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the School District agree as follows:



## ARTICLE I

Section 4.1 is hereby amended to add a new subsection f. to read as follows:

f. building coverage for school sites listed in Exhibit "B" is limited to 50% of the gross site area.

## ARTICLE 2 – GENERAL PROVISIONS

1. All provisions of the Agreement not specifically amended herein shall remain in effect.
2. This First Amendment is effective after execution by the authorized representatives of all parties.

IN WITNESS WHEREOF, this instrument is made and executed to be effective as of the last date signed by the parties.

CITY OF AUSTIN:

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT:

By: \_\_\_\_\_  
Marc Ott  
City Manager

By: \_\_\_\_\_  
Diane Cox  
President, Board of Trustees

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Jesus H. Chavez, Ph.D  
Superintendent

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney



**EXHIBIT "B"**

**SCHOOL SITE SUBJECT TO SECTION 4.1.f**

School Site – know as Westwood High School, 12400 Mellow Meadow Drive

Tract of land consisting of 27.5 acres described as Tract One of Anderson Mill East, Section One, CAB. D, Slide 373, P.R.W.C.T. 27.5 acres.













## Anderson Mill Neighborhood Association

Anderson Mill Neighborhood Association  
PMB 148  
13729 N. Highway 183, Suite 610  
Austin, TX 78750-1836

October 15, 2009

Nikki Hoelter, Case Manager  
Planning & Development Review Department  
505 Barton Springs Road-4th Floor  
Austin, TX 78704

Dear Commissioners,

The Anderson Mill Neighborhood Association (AMNA) is pleased to be able to offer its support of the proposed increase in the percent of building coverage allowed at the main campus site of Westwood High School.

In reaching this decision we considered the form and function of the school that is now well into its expansion and reconfiguration. The neighborhood had several concerns at the start of this expansion, and while not all have been remedied, most have. First on that list is the fact that the city's rules on preserving large trees allowed the look of the entrance to our neighborhood to be retained. Similarly, landscaping requirements have made the new parking lot as attractive as possible. This large parking lot is welcome as it seems to have greatly improved serious parking issues that extended well into our neighborhood. We learned this week that a planned physical plant that includes large cooling towers has been relocated away from nearby homes. This and other small elements of the design that have been improved over the past two years has made the project a better fit for our neighborhood.

Anderson Mill is very proud of the academic achievements of Westwood High School and hopes that the redesigned school will allow for the continued success of its students.

Thank you for considering our suggestions. If you have question or require additional information please contact Mike Chaney of our Development Committee at 512-695-0429 or by e-mail at [chaney\\_tx@yahoo.com](mailto:chaney_tx@yahoo.com).

Best Wishes,

Phil Denney, President  
Anderson Mill Neighborhood Association

cc: Alan Albers, RRISD  
Mark Maxwell, Anderson Mill Limited District